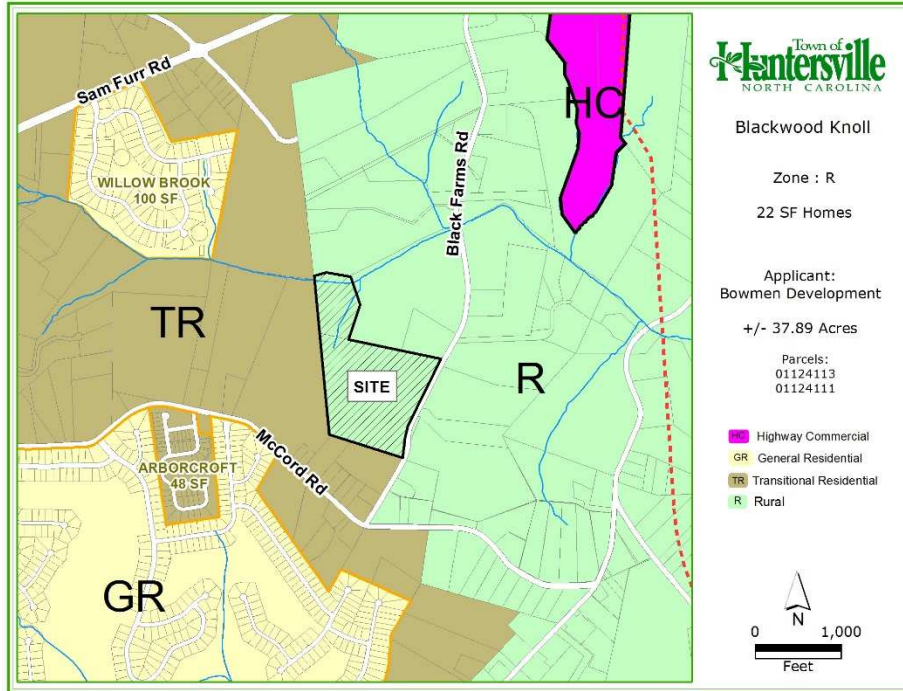


Blackwood Knoll Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Blackwood Knoll was originally approved in 2008 as a 20 lot subdivision on 28.8 acres. Because the project did not proceed with installing any of the subdivision infrastructure, the project lost its vesting and became void.

Applicant: Bowman Development

Property Owner: David DeQuick, Blackwood Knoll, LLC

Property Address: 14301 Black Farm Road

Project Size: +/- 37.89 acres

Parcel Number: 01124111 and a portion of 01124113

Current Zoning: Rural (R)

Current Land Use: The land is currently vacant.

Proposed Land Use: 22 single-family lots

The application is Attachment A.
The site plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Adjacent Properties:

North: Rural (R) single-family: Group Home, Hinds Feet Farm Inc.

South: Transitional (TR), single-family: Large lot single-family residential

East: Rural (R) single-family: Large lot single-family residential

West: Transitional (TR) single-family: Vacant

- A neighborhood meeting was held on March 15, 2016, see Attachment C, Neighborhood Meeting Summary.
- The proposed project is not located in a protected watershed.
- Max density allowed is .9 units an acre with 45 % open space. The project has .58 units an acre with 56% open space.
- 50% of the existing tree canopy and 50% of the existing specimen trees are required to be saved. The developer is saving 72% of the tree canopy and 62% of the specimen trees onsite.
- Buffers, block length, street standards, connectivity and setbacks are all compliant with the zoning and subdivision ordinance.

PART 3: TRANSPORTATION ISSUES

A TIA was not required per number of lots being developed. Based on the land use and intensity proposed, a Traffic Impact Analysis (TIA) is not required. Based on a review of the site plan, there are minor revisions needed regarding

sidewalk placement within the right-of-way. To conform to the Town's adopted Greenway and Bikeway Master Plan, a paved shoulder along Black Farms Road along the site frontage is needed.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the "general requirements and policies to be used in the design, review, and approval" of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board's consideration of the Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

The following sections of the 2030 Huntersville Community Plan apply to this request:

- **Policy H-1: Development Pattern.** Continue to follow existing residential development pattern as reflected in "Map of Zoning Districts," focusing higher intensity development generally within two miles of the I-77/NC 115 corridor and lower intensity development from the east and west of this corridor extending to the Town boundaries.
STAFF COMMENT: The proposed density of Blackwood Knoll Subdivision is .58 units per acre, which is consistent with this policy of the 2030 Community Plan and the Rural (R) zoning district.
- **Policy E-1: Preservation and Environment.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
STAFF COMMENT: The applicant is preserving the natural environment through the protection of buffers and providing a large amount of tree save area throughout the project boundary.
- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
STAFF COMMENT: Planning staff has no indication that the request will adversely affect known cultural, scenic or environmental resources.
- **Policy E-3: Environmental Regulations.** Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland and stream protection.
STAFF COMMENT: The Rural (R) zoning district requires fifty (50%) percent of the existing tree canopy to be preserved; the developer is providing seventy-two (72%). As required 50% of all specimen trees are required to be saved. The applicant is saving sixty-two (62%) percent of the specimen trees. The storm water buffers located on the property are not being encroached upon.
- **Policy T-5: Context-sensitive Design of Streets.** Continue to support "context-sensitive" design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments applications.
STAFF COMMENT: The street cross section proposed is appropriate for residential use. There are 10' travel lanes. Ditches (total 14' on each side of the road), 6' green zones (planting strip on each side of the street) and 5' sidewalk on one side of the street. The total right-of way width is 71'. Block length requirements are being met to aid the reduction of speed of travel.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
STAFF COMMENT: The applicant is providing sidewalks on one side of the street on all internal subdivision streets. A meandering sidewalk will be installed along Black Farm Road to aid future connectivity. There is a Town greenway the developer will dedicated along the creek/sewer easement along the northern most boundary of the subdivision. A bike lane is being proposed along the frontage of the subdivision on Black Farm Road as called for in the Town of Huntersville Greenway and Bikeway Master Plan.
- **Policy T-8: Street Connectivity.** Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment, recreational and institutional uses.
STAFF COMMENT: The proposed development has one entrance from Black Farm Road. Internal to the subdivision, on the western property line a stub street will be constructed with right of way connecting to

the adjoining property line. A stub will connect to the north abutting Hinds Feet Farm should the Farm decide to be developed.

- **Policy PF-2: Adequate Public Facilities Ordinance (APFO).** Continue use of “Adequate Public Facilities Ordinance (APFO)” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.

STAFF COMMENT: An APFO application was submitted for 22 single-family units. See #19 of this section for further details.

2. Conformity.

The proposed development is lower density than other major subdivisions in this area (Willow Brook 1.59 units to the acre, approved as an RU Cluster and Northstone 1.65 units to the acre, approved as R-3 and R-4 zoning). The Blackwood Knoll Subdivision proposes to develop 22 single family homes at rural density of .58 units per acre.

3. Access between Adjoining Properties.

The proposed development is providing a right of way extending to the western and northern property lines to aid future connectivity. Block length and cul-de-sac requirements are being met.

4. Relation to topography.

The street network is designed to respect the general topography, foliage and avoid sensitive streams and wetlands.

5. Mature trees and natural vegetation.

The proposed project is required to save fifty (50%) percent of the tree canopy, fifty (50%) percent of the specimen trees and one hundred (100%) percent of the heritage trees and these requirements are being met. Seventy-two (72%) percent of the tree canopy is being saved; Sixty-two (62%) percent of the specimen trees are being saved; and there are no heritage trees on site. There are existing storm water buffer, which permanently protects a significant portion of natural vegetation.

6. Access to parks, schools, etc.

The applicant is providing sidewalks on one side of the street for all internal streets. Installation of a meandering sidewalk on Black Farm Road will be installed. Future development surrounding the property will aid the sidewalk network. The developer is dedicating a portion of the town greenway located near the northern property line that upon adjoining development will help tie into the Carolina Thread Trail.

7. Discourage through traffic.

All streets are appropriately sized for residential traffic and there is no straight access to any adjoining property. There is no direct access to a thoroughfare.

8. Relationship to railroad rights-of-way.

Not Applicable

9. Half streets.

Not Applicable

10. Parallel streets along thoroughfares.

Not Applicable

11. Public School and Public Park Sites

The parcels associated with the Blackwood Knoll Subdivision have not been identified for a public school or park site.

12. Public Facilities

The parcels associated with Blackwood Knoll Subdivision have not been identified for a public facility.

13. Proposed street names

Street names are not required at this review level. They will be reviewed at the preliminary plan stage.

14. Easements.

No easements have been identified

15. Proposed water and sewerage system.

A *Willingness to Serve* Letter has been provided to the developer from Charlotte Water.

16. Restrictions on the subdivision of land subject to flooding.

No flood plain exist onsite.

17. Reserved.

18. Open Space

The developer is not maxing the density (.9 units to the acres with 45% open space) that is allowed within the Rural (R) zoning; therefore based on the density requested (22 lots at .58 units to the acre) the applicant is required to provide thirty-five (35%) percent (13.26 acres) open space. The applicant is providing 21.62 acres, fifty-six (56%) percent open space.

19. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire vehicles, fire station, police station, police vehicles, indoor park and recreation facilities, and parks acreage. A DOA letter has been issued for all of the facilities, see Attachment D: Determination of Adequacy.

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project, see Attachment E: CMS School Assessment.

PART 5: STAFF RECOMMENDATION

In considering Blackwood Knoll Subdivision, staff finds:

- The application is complete.
- The application does comply with the ordinance and the future land use plans, upon minor plan correction.
- Staff recommends approval of the subdivision, once final comments have been made and the applicant makes corrections.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board found the application complete and that the Blackwood Knoll Subdivision complies with all applicable requirements and recommends approval subject to minor staff comments being addressed.

PART 7: DECISION STATEMENTS

In considering whether to approve an application for a subdivision sketch plan the Planning and Town Board must complete the following per [Section 6.320.5](#) of the Subdivision Ordinance.

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

- A – Application
- B – Site Plan
- C – Neighborhood Meeting Summary
- D – Determination of Adequacy
- E – CMS School Assessment
- F – Charlotte Water Willingness to Serve Letter